



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7865

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

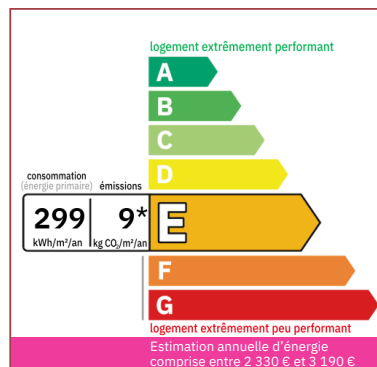
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



In the heart of the village, building made up of a commercial space and accommodation at the same time: communicating and with 2 separate entrances.

116 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°7865 •

Building with a beautiful 19th century facade, composed of:

- a commercial space on the ground floor (32.8 m<sup>2</sup>) with toilet (w.c, sink and cumulus)
  - on the first floor: landing, fitted kitchen of approximately 15.4 m<sup>2</sup> (sink, oven, extractor and gas hob) open to living / dining room (24 m<sup>2</sup>), toilet (w.c and sink)
  - on the second floor: landing, 2 bedrooms (12.2 and 15.4 m<sup>2</sup>) with balcony, a room currently used for storage (6.7 m<sup>2</sup>) which could easily be converted into a dressing room or office, bathroom of approximately 3.5 m<sup>2</sup> (sink, shower and a grinder toilet)
- Electric heating (2020 boiler) Double glazed PVC windows in the house. Single glazing for the commercial premises.
- 3rd floor: Convertible attic (about 35 m<sup>2</sup>)

Cellar with well.

